

DOUGLAS COUNTY, NV

2016-880140

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

04/29/2016 03:48 PM

INTERCITY CAPITAL CORP

KAREN ELLISON, RECORDER

A Portion of APN# 1319-15-000-022

Interval No. : 17-086-18-81

68305CA

R.P.T.T \$0.00

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That **Carol Antila and Ronald James Reed, Wife and Husband** who acquired title as a **Single Woman** in consideration of \$0.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bruce E. Hower and Gail A. Hower, Husband and Wife, as Joint Tenants**, all that real property situate in the County of **Douglas**, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this March 11, 2016

Grantee's Address:

Bruce E. Hower
Gail A. Hower
1134 Lawrence Way
Oxnard, CA 93035

By: Carol Antila
Carol Antila

By: Ronald James Reed
Ronald James Reed

STATE OF Nevada)
COUNTY OF Carson City) ss.

On 4/14/16, before me Cassidy Munoz, the undersigned Notary Public in and for said State, personally appeared **Carol Antila** AND **RONALD JAMES** personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed the same. **REED

WITNESS my hand and official seal.

Cassidy Munoz (Seal)
Notary Public

Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of such matters has been made.

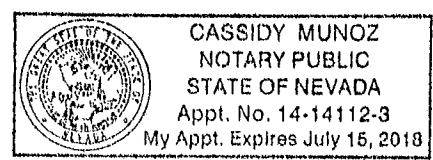


Exhibit "A"
LEGAL DESCRIPTION
FOR
DAVID WALLEY'S RESORT

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

A Timeshare Estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/408^{ths} interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL H as shown on that Record of Survey to Support a Boundary Line Adjustment for Walley's Partners Ltd. Partnership, David Walley's Resort, a Commercial Subdivision, filed for record with the Douglas County Recorder on September 19, 2005, in Book 0905, at Page 6557, as Document No. 0655402, Official Records of Douglas County, Nevada.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document No. 0466255, 0485265, 0489957, 0509920 and 0521436, and that Declaration of Annexation of Davis Walley's Resort Phase IV recorded on December 30, 2005 in the office of the Douglas County Recorder as Document No. 0664734 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a **TWO BEDROOM UNIT every other year in EVEN** – numbered years in accordance with said Declaration.

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Abandonment Deed recorded September 20, 2002 in Book 0902, at Page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.

Inventory Number: 17-086-18-81

A Portion of APN: 1319-15-000-022

Declaration of Value

- 1. Assessor(s) Parcel Number(s)
a) 1319-15-000-022
b)
c)
d)

- 2. Type of Property:
a) [] Vacant Land b) [] Single Fam. Res.
c) [] Condo/Twnhse d) [] 2-4 Plex
e) [] Apt. Bldg. f) [] Comm'l/Ind'l
g) [] Agricultural h) [] Mobile Home
i) [x] Other: Timeshare

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: \$500.00
Deed in Lieu of Foreclosure Only (value of property):
Transfer Tax Value: \$500.00
Real Property Transfer Tax Due: \$1.95

- 4. If Exemption Claimed:
a) Transfer Tax Exemption, per NRS 375.090, Section:
b) Explain Reason for Exemption:

5. Partial Interest. Percentage being transferred: 100%

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein.

Signature Carol Antila

Capacity CA Grantor

Signature

Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Carol Antila
Address: 103 Chicory Court
City: Dayton
State: NY Zip: 89403

Print Name: Bruce E. Hower & Gail A. Hower
Address: 1134 Lawrence Way
City: Oxnard
State: CA Zip: 93035

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Vacation Ownership Escrow # 68305CA
Address: 200 E. Sandpointe Avenue, Suite #150
City: Santa Ana State: CA Zip: 92707

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Declaration of Value

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 - b) _____
 - c) _____
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 Real Property Transfer Tax Due: \$1.95

- 4. If Exemption Claimed:
 - a) Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b) Explain Reason for Exemption: _____

5. Partial Interest. Percentage being transferred: 100%

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Bruce E. Hower

Capacity Grantor

Signature Bruce E. Hower / Gail A. Hower

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Carol Antila
 Address: 103 Chicory Court
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